



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### SPECIAL MEETING

**JULY 13, 2006**

**PRESENT:** Fruit, Hinkle, Maxey, Pyle

**ABSENT:** Martin

**LATE:** None

**STAFF:** Senior Planner (SP) Tolentino and Assistant Planner (AP) Phillips.

### REGULAR MEETING

Vice-Chair Fruit called the meeting to order at 7:08 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Fruit opened/closed the public comment period. No public comments were received.

**MINUTES:** June 1, 2006

**BOARD MEMBERS FRUIT/HINKLE MOTIONED TO APPROVE THE MINUTES OF JUNE 1, 2006.**

**THE MOTION PASSED BY A VOTE OF 4 -0 AS FOLLOWS:**

**AYES:** FRUIT, HINKLE, MAXEY, PYLE

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** MARTIN

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**MINUTES:** June 15, 2006

**BOARD MEMBERS FRUIT/HINKLE MOTIONED TO APPROVE THE MINUTES OF JUNE 15, 2006.**

**THE MOTION PASSED BY A VOTE OF 4 -0 AS FOLLOWS:**

**AYES: FRUIT, HINKLE, MAXEY, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN**

**SUBCOMMITTEE:**

1. Cochrane-TBI
2. Cochrane-Target
3. E. Dunne-Ho
4. Berkshire-Singh

**NO COMMENTS WERE GIVEN BY THE BOARD.**

**PUBLIC HEARING:**

- 1) **SITE REVIEW, SR-06-11: W. EDMUNDSON-CITY OF MORGAN HILL SKATE/BMX PARK:** A request for site plan approval for a proposed outdoor skate board park and adjoining BMX bicycle park on a portion of the new Centennial Recreation Center site located at 171 West Edmundson Ave. in the PF, Public Facilities District. (APN 767-18-025)

**BOARD MEMBERS MAXEY/PYLE MOTIONED TO APPROVE THE APPLICATION REQUEST SUBJECT TO THE CONDITIONS WITHIN THE ATTACHED RESOLUTION.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, HINKLE, MAXEY, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN**

- 2) **SITE REVIEW, SR-05-15: LLAGAS-GERBER:** A request for approval to construct a 4,172-sq.ft single-family home on a 51-acre vacant lot zoned Open Space with a Hillside Overlay located at 1860 Llagas Rd. southwest of Deer Run Ct. (APN 773-18-027)

**BOARD MEMBERS FRUIT/HINKLE MOTIONED TO CONTINUE THE APPLICATION TO THE JULY 20, 2006 REGULAR BOARD MEETING. THE BOARD EXPRESSED SUPPORT FOR THE APPLICANT'S REQUEST TO INCREASE THE HEIGHT OF THE PRINCIPAL**

**DWELLING AND GARAGE BY APPROXIMATELY TWO FEET IN ORDER TO ALLOW FOR A HIGHER PITCHED ROOF (3/12 or 3.5/12). THE BOARD DIRECTED STAFF TO RESEARCH THE PROCESS TO ALLOW FOR THE INCREASED BUILDING HEIGHT. THE BOARD ALSO OFFERED THE FOLLOWING COMMENTS:**

1. Identify the window frames to be earthen tone in color.
2. Identify the proposed tree plantings that will replace the Eucalyptus Trees along Llagas Road.
3. Work with the Public Works Department to identify alternatives to the proposed V-ditch along Llagas Road.

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, HINKLE, MAXEY, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

- 3) **SITE REVIEW, SR-06-14: COCHRANE-DINAPOLI:** A request for site, landscape and architectural plan approval for five buildings proposed within the Cochrane Rd PUD Shopping Center, including Shops A, C, D and E and Pad 2. The Cochrane Rd PUD Shopping Center is located at the northeast quadrant of Cochrane Rd and Hwy 101 on a 66.49-acre site in a Planned Unit Development (Highway Commercial) Zoning District. (APNs 728-37-002, -004, & -007)

**BOARD MEMBERS FRUIT/MAXEY MOTIONED TO APPROVE THE RESOLUTION WITH THE MODIFICATIONS LISTED BELOW. THE COMMENTS ARE BASED ON REVISED PLANS SUBMITTED BY THE APPLICANTS AT THE ARB MEETING (COPY AVAILABLE IN THE PROJECT FILE).**

1. Delete Condition 4 regarding identification of property lines and easements.
2. The Board directed Staff to work with the Police Department for the final wording of Condition 6 regarding pre-wiring buildings for burglary alarm systems.
3. Replace Condition 7 with the following: "The project shall comply with the provisions of Morgan Hill Municipal Code Section 15.40.250 regarding window security."
4. Delete the last sentence of Condition 10 regarding providing a minimum 15-ft landscape buffer along the freeway frontage. The Board expressed support for a 10-ft landscape buffer.
5. Replace Condition 11 with the following: "The overall number of parking spaces provided within the shopping center shall comply with Mitigation Measure 3.12-10 of the project EIR."
6. Replace Condition 12 with the following: "The applicant shall work with the block pattern design on the trash enclosures and provide overhead shade structures, subject to review and approval of an ARB Subcommittee or the full Board if submitted with the revised Landscape Plan."
7. Revise Condition 13 as follows:
  - a. Delete Items a through f and Item i;
  - b. Revise Item g to specify a minimum six-inch stagger on the wall planes, subject to Staff review and approval. Dimension tags for wall thicknesses shall be provided on the plans;
  - c. Revise Item h to require revisions to the 'Cell Phone' elevation of Shops A, subject to final review and approval of a Subcommittee of the Board;
  - d. Item j stands as originally drafted; and
  - e. Revise Item k to specify that ARB Subcommittee approval is required only for the 'Cell Phone' elevation of Shops A.

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8. Add Condition 19 as follows: "The project shall be subject to compliance with the requirements of the Pretreatment Division."
9. Plans shall be consistent with the revised plans submitted at the ARB meeting, with the exception of the changes described above.
10. Structural soil is not required for street trees along Cochrane Road.

## **THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, HINKLE, MAXEY, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN**

**ANNOUNCEMENTS:** None.

**ADJOURNMENT:** Vice-Chair Fruit adjourned the meeting at 9:30 p.m.

**MINUTES PREPARED BY:**

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**REBECCA TOLENTINO**

**Meeting Coordinator**